

VISN-5 MIRECC-created Example of Potential Questions
Landlords may ask your References

When you apply to rent housing, you will likely be asked to provide contact information for your former landlord(s) or housemates as references. The place you are applying to will then contact your references to learn more about what kind of a tenant you might be if they accept your application.

Below are examples of some of the questions that a potential landlord might ask your references.

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Dear _____ (reference),
_____ (applicant) has applied to rent housing at (name of building / development) and has given permission for us to contact you as a reference regarding his/her current or past housing. We would very much appreciate your completing the following questions candidly and promptly and returning this form to us. Your responses will be confidential. Thank you!

1. Are you a relative or friend of the applicant? If so, what is your relationship to him/her?
2. Are you the applicant's current landlord? Previous landlord?
3. If yes to either of #2:
 - a. When was the applicant your tenant?
 - b. Amount of monthly rent during that time?
 - c. Did / does the applicant pay rent on time?
 - d. Did / does s/he ever pay late?
 - e. Have tenant-paid utilities ever been disconnected for lack of payment?
 - f. If you have / did experience problems with the applicant paying rent or utilities late or not at all, do you expect that this would recur in the future? Why or why not?
4. In what kind of housing was the applicant your tenant?
_____ Apartment
_____ House
_____ Rooming house / SRO
_____ Shelter
_____ Other
5. Does / did the applicant keep the unit clean and safe?

6. Does / did s/he show respect for the apartment, its contents, and the surroundings?
7. Has / did the applicant, family members or guests ever damaged or vandalized common areas or parts of the building outside his/her unit?
8. Has / did the applicant ever created an unsafe situation in the unit?
9. Has / did the applicant ever have or cause a fire in the unit?
10. Has / did the applicant ever damaged the unit? If yes, please describe details.
11. Was / is the applicant known to conduct any illegal activities in or around the unit?
12. Does / did the applicant's unit have any problems with insect or rodent infestation?
 - a. If so, did the applicant's housekeeping contribute to this problem?
13. When the applicant moved / moves out of your unit, did/will you keep any of the security deposit? If so, for what reason?
14. Does / did the applicant permit persons other than those on the lease to live in the unit on a regular basis?
15. Does / did the applicant, family members or guests interfere with the rights and quiet enjoyment of the premises of other residents?
16. While your tenant, did the applicant or others associated with him / her fail to abide by any regulations governing his/her unit, building or development?
 - If so, please explain.
 - If so, do you expect that the problem would recur in the future? Why / why not?
17. While your tenant, did the applicant or other associated with him / her ever threaten, assault, harass, or otherwise behave in an offensive manner towards others living or visiting the building or development?
 - If so, please explain.
 - If so, do you expect that the problem would recur in the future? Why / why not?
18. If / when you needed to discuss issues with the applicant (while your tenant), such as changes in rules, rent payment, noise, or other problems, did you usually find the tenant receptive and civil? Was the applicant able to address and solve such problems?
19. In the future, would you rent to this person again? Why or why not?
20. Please feel free to include any other comments or observations you have regarding whether you would recommend this applicant as a tenant in our community or not.